



Flat 2, 23 Cliff Road, Sheringham, NR26 8BJ

Price Guide £210,000

- No onward chain
- Garage
- Long lease and share of freehold
- Sea Views
- Close to beach
- First floor
- Three Bedrooms
- Gas central heating throughout
- Ideal permanent or second home
- Short walk to Town Centre

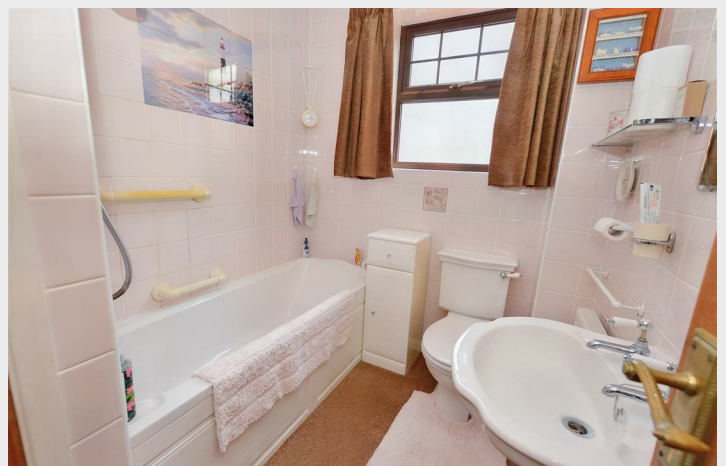
23 Cliff Road, Sheringham NR26 8BJ

Offered with no onward chain is this beautifully presented first floor apartment offering three bedrooms and with the benefit of a garage and views of the sea. The property forms part of a small block of just three apartments located just a stone's throw from the East promenade and a short walk to the shops.

Offered with a long lease and a share of the freehold, this apartment offers an excellent opportunity to provide a lovely seaside home for both permanent or holiday use, however it may not be sub-let for holidays. The accommodation has full gas fired central heating and sealed unit glazing.



Council Tax Band: B



ENTRANCE LOBBY

With stairs to first and second floors, secure telephone entry system. Stair lift (exclusively owned by this apartment), views of the sea from the first floor landing.

DINING HALL

Part glazed entrance door to the landing. Radiator, high level window to side aspect, door to:-

KITCHEN

Fitted with a comprehensive range of base and wall storage cupboards, laminated work surfaces and tiled splashbacks. Inset electric hob unit with filter hood above and electric oven beneath, inset sink unit, automatic washing machine/dryer, fridge/freezer, wall mounted combination boiler providing central heating and domestic hot water. Window to rear aspect with views to the sea.

INNER HALLWAY

Coats hanging space, radiator.

BATHROOM

Fitted airing cupboard with radiator. Panelled bath with mixer shower above, tiled walls, close coupled w.c., pedestal wash basin, radiator, heated towel rail, wall mirror, electric shaver light/point, window to side aspect.

LOUNGE

A lovely light room with windows to three aspects including a bay window to the front aspect. Radiator, TV aerial point, brick fire surround with point for electric fire if required.

BEDROOM 1

With large bay window to front aspect, radiator, range of fitted bedroom furniture to include wardrobe cupboards and overhead cupboards. TV point.

BEDROOM 2

With window to rear aspect providing a view of the sea. Radiator, range of fitted bedroom furniture to include wardrobe cupboards and overhead cupboards.

BEDROOM 3/STUDY

With radiator and window to front aspect.

OUTSIDE

At the rear of the property is a lock up GARAGE

with electric door and a personal rear door opening to the communal COURTYARD. Also to the front of the property is an area designated to visitors parking.

PHOTOS

Our marketing photos and 360 video were taken when the property was furnished. It is now empty of all contents.

AGENTS NOTE

The property has the benefit of all mains services, is sold with the balance of a 999 year lease from August 2018 and a share of the freehold too. The Service Charge/Ground Rent is currently £125 per month. Please note that the lease precludes Holiday Letting.





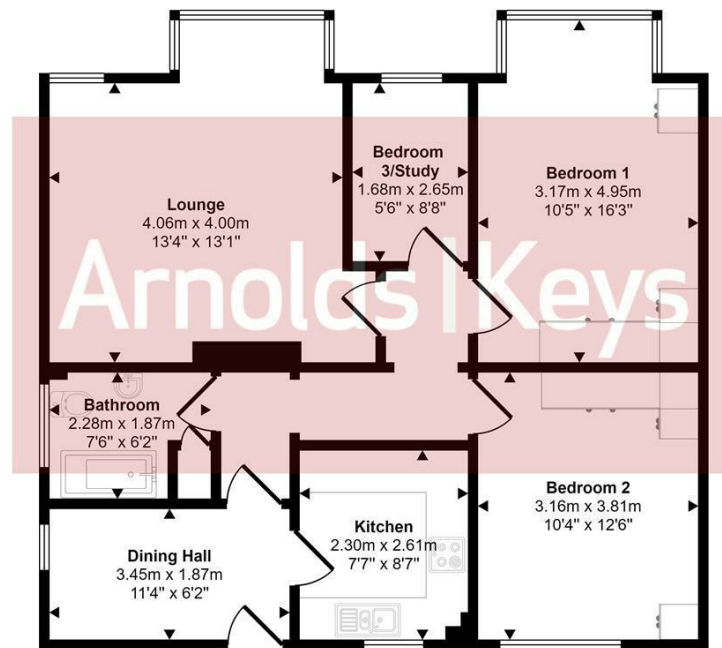
Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
78 sq m / 838 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.